
MINUTES

The Redevelopment Commission met in regular session on Monday, December 16, 2013 at 6:00 p.m. in the Columbus, Indiana Common Council Chambers. The meeting was chaired by Commission President Sarah Cannon. Other Commission members present were Frank Jerome, Susan Fye, David Wright, and Robert Abrams.

Also present were Redevelopment Director Heather Pope; Stan Gamso, Counsel to the Commission; Gary Thompson, Property Manager for REI Real Estate Services LLC; and Jayne Farber, Arts District Consultant. Several members of the public were also present, including media representatives.

Except for matters raised by members of the public present, matters discussed during the meeting were those previously disclosed in a public notice of the meeting.

Call to Order

- 1) Roll Call by Sarah Cannon – Susan Fye, David Wright, Sarah Cannon, Frank Jerome, and Robert Abrams (Non-Voting Member).

Absent: Steven Scgalski

Action Items

- 1) One-Month Extension of Jayne Farber Consulting Services Agreement: Heather Pope first explained that the Commission's agreement with Jayne Farber, entered into on November 19, 2012, to serve as lead project consultant with respect to development of the City's downtown Arts District would be expiring on December 31, 2013, and that a new agreement was currently being prepared that included specific deliverables with respect to Ms. Farber's work, which drafting had not yet been completed. Therefore, Ms. Pope was requesting that the Commission consider extending the existing agreement for an additional month through January 2014 pending finalization of the new contract. She further explained that Commissioners would be receiving a copy of the new contract for review in advance of its January meeting for further discussion and potential approval at that time. Following opportunity for public comment, Ms. Farber then briefly described the types of things that were to be included as deliverables and their timing that could now begin to be measured, and therefore included in the contract following her initial period of work. Upon motions duly made by Susan Fye and seconded by David Wright, both the forms of extension agreement and **Resolution No 26-2013** as presented to the meeting and attached to these minutes, both with a minor date reference

correction, were unanimously approved extending the November 19, 2012 agreement under its same terms and conditions for a period of 30 days to expire on January 31, 2014. The extension agreement was then signed by the parties during the meeting.

- 2) Contract for Professional Attorney Services for 2014: Ms. Pope then presented for discussion a new contract with Mr. Gamso for attorney services to be provided to the Commission during 2014 under the same terms and conditions as during 2013. A copy of the contract had been included with the meeting's pre-reading materials. Upon motions duly made by Susan Fye and seconded by David Wright, both the forms of contract for services and **Resolution No 27-2013** as presented to the meeting and attached to these minutes, with a minor date reference correction, were unanimously approved for engagement of Mr. Gamso's services during 2014. Commissioners and Ms. Pope also thanked Mr. Gamso for his prior service and the opportunity to continue their relationship with him.
- 3) Annual Installment Payments on each of Cummins Foundation, Inc. and Heritage Fund \$500,000 Loan Agreements and Promissory Notes: A brief discussion then followed among Commissioners, Ms. Pope and Mr. Gamso regarding the history of the \$500,000 interest free loans to the Redevelopment Commission from the Cummins Foundation, Inc. and from Heritage Fund – The Community Foundation of Bartholomew County, Inc. in connection with construction of The Commons and the Indiana University Center for Art +Design. They also discussed that under terms of the respective Loan Agreements and Promissory Notes, annual installment payments on the unpaid balance of each loan in the amount of \$125,000 were required. Upon motions duly made by Frank Jerome and seconded by David Wright, **Resolution No 28-2013** and **Resolution 29-2013** as presented to the meeting and attached to these minutes were unanimously approved, respectively, to direct the City of Columbus Clerk-Treasurer to make early installment payments of \$125,000 on each of the Notes from Central TIF fund 252 on or before January 31, 2014.

Discussion Item

- 1) Update on Parking Garage Management and Operations: Gary Thompson then provided the Commission with REI's comprehensive regular monthly management and operational update, including November empty space count reports for each of the Jackson Street and Second Street Garages, November monthly and year-to-date comparative income statements for each garage, October and November balance sheets for each garage, 2014 budgets, 2013 vs.

2014 comparative budgets for both, and a report of outstanding rent, utilities and other receivables as of November 30th from Buckingham Cole, LLC and from the U.S. Postal Service pursuant to their respective parking agreements with the Commission in connection with the Second Street and Jackson Street Garages. Mr. Thompson and Commissioners discussed certain elements of the reports in detail. Following Mr. Thompson's reports, Mr. Gamso, Ms. Pope and the Commissioners all complemented Mr. Thompson's and REI's work in managing the garages since entering into the management contract with the Commission, thanking them for their professional services during 2013.

Action Items (Cont.)

- 4) Approval of Meeting Minutes: Upon separate motions duly made by Frank Jerome and seconded by Susan Fye, minutes of the Commission's November 18, 2013 Regular meeting and December 6, 2013 Special meeting were respectively approved.
- 5) Review and Approval of Monthly Claims for Payment: Following discussion, upon motion duly made by Susan Fye and seconded by Frank Jerome, the Commission unanimously approved the 5 dockets of monthly claims presented to the meeting, which claims had been reviewed individually by each Commissioner during or immediately prior to commencement of the meeting.

Adjournment

Following opportunity for any comments or questions from the public present, upon motion duly made by Frank Jerome and seconded by Susan Fye, the meeting was adjourned at 7:12 p.m.

Chairperson

Member

Member



Columbus Redevelopment Commission

Regular Board Meeting
Monday, December 16, 2013
6:00 PM
City Council Chambers

Member

Member

Date: _____